

MINUTES OF MEETING SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Thursday, July 23, 2026, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera
Curtis Cooper
Mike Cruz
Victor Valladares
Desiree Rivera

Chairman
Vice Chairman
Supervisor
Supervisor
Supervisor

Also present was:

Scott Cochran
Paul Winkeljohn
Ben Quesada
Terry Glynn
Mayra Padilla
Brian Correa
Michael De Oliveira
Michael Miller
Several Residents

District Counsel
District Manager (by phone)
Governmental Management Services
Governmental Management Services (by phone)
Field Manager
Club Manager
Waterstone Grand
Guest

(PLEASE NOTE: Due to audio recording difficulties, these minutes were transcribed to the best of our ability)

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Cabrera called the meeting to order, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the June 25, 2026 Meeting

Ms. Cabrera: Moving on to our second order of business, we have approval of minutes of the June 25th meeting, do we have any corrections at this time?

July 23, 2026

South-Dade Venture CDD

Mr. Quesada: Really quick, Scott had provided a minor corrections that were grammatical on pages 12 and 13, so all I need is a motion for the Board to approve the minutes as amended.

Ms. Cabrera: Right.

On MOTION by Mr. Valladares seconded by Ms. Rivera with all in favor, the Minutes of the June 25, 2026 Meeting with the amended changes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-03 Electing Officers

Ms. Cabrera: Item No. 3, consideration of resolution #2026-03.

Mr. Quesada: We can table item No. 3 for now and move on to the presentations really quick and then we can come back to it since we do have guests, do you want to go ahead with that?

Ms. Cabrera: Ok.

FOURTH ORDER OF BUSINESS

Discussion of Security Services

A. Maverick Security Services Proposed Bill Rate

B. Delta Five Security

C. KS Services

D. U.S. Security

E. Veridian Security Services

F. Vested Security

Ms. Cabrera: So, I see that we do have a camera, and where's Brian, are you going to be managing that, the camera?

Mr. Quesada: No, I can do that.

Ms. Cabrera: Ok.

Mr. Quesada: Oh, you mean the camera, if you want I'll let Brian do that but, the speakers I can, we can put this anywhere and for people that just walked into the meeting, we're asking for the presentations of everybody, and it's a public meeting, you're welcome to stay for every presentation if you'd like, we are asking that your initial comments that you try to limit that to 5 minutes to be respectful of everyone else's time, and then we'll open up the floor to the Board to ask any follow up discussions or questions, etc. So, if you we follow that direction we're going to try to make this as efficient as possible so that

July 23, 2026

South-Dade Venture CDD

everybody is fair to everyone's time. With that being said, like I said, whenever you did get called up just state your name of the record and by all means, anything you do send me by email, allow me just a moment to just load it on the screen, and I do have your emails. Jessica, I think we can go ahead with the presentations, and we can start with Maverick if you want.

Ms. Cabrera: Sure, fine.

Mr. Villanueva: I'll try to make this as brief as possible but, I will act like I was meeting you guys for the first time if that's ok.

Mr. Valladares: I was going to ask you to please state your name for the record.

Mr. Villanueva: My name is Marcos Villanueva and I'm the owner and president of Maverick Security Services. Prior to opening Maverick Security Services in January , 2018 I was hired as a police major, I was in charge of special operations, canine squad, (inaudible comment) I worked major crimes and investigations just to give you guys some background on my leadership. When we opened up Maverick Security Services, I was the first security monitor, and it was a very humbling experience to go from being part of major crimes and working most of the federal cases to working a guard gatehouse but, as a business owner if you're not going to get your own hands dirty then you shouldn't be a business owner. Luckily by the Grace of God we're getting to grow this company not only in Dade, Broward and Palm Beach but, I'm very proud to say that we all now operate in all 50 states including Canada and Puerto Rica and it is a blessing. Normally when a company grows that much (inaudible comment) but as I've said, I've always been very transparent, we've been here for 6 years, and in 6 years we've gone through a lot steps, I remember when Universal was here and obviously they're a global company but, they left the gate guardhouses empty, (inaudible comment) and that's never happened to us, we never left a guard gatehouse empty, we've never had someone just walk off the post. (inaudible comment) But luckily we had procedures in place close to 6 months on the job, and every complaint that we had, thankfully we had the cameras and about 96% of the complaints (inaudible comment) Part of my presentation I wanted you look at the other numbers, so first these are excellent security guards, and honestly if you chose any of these companies, I'm sure they're going to do a fine job. There's one company I haven't heard of but it's irrelevant, so I commend you guys, you guys run excellent businesses. (inaudible comment) Currently we charge \$18.85 a hour, we're not making a high profit

July 23, 2026

South-Dade Venture CDD

margin with you guys, and luckily these guards have been here for the majority of the time for 6 years. (inaudible comment) I don't know how much more time I have for my presentation.

Mr. Quesada: Two minutes.

Mr. Villanueva: I have two more minutes, ok. We're planning on doing an increase and I'm extremely transparent our increase is going to be to \$20.50 an hour based on the current project that we have and knowing that costs are going up. (inaudible comment) I take this kind of personal but I take the good, the bad, and the ugly. If you guys do chose to go with another company, I just have one question, are you guys planning on keeping my guards?

Ms. Cabrera: I mean it would be something that we'd have to discuss.

Mr. Villanueva: So, most of my contracts, I don't allow people to keep my guards but, if you request that, I'll give them to you.

Ms. Cabrera: Again, it's up for discussion so I don't really have any idea, if we do come across that question we'll discuss it and we'll get back to you, that would be something we can agree to do.

Mr. Villanueva: Sure. Just like you guys, I'm also an elected official, I have the same capacity that you guys have. (inaudible comment) If this is the last time I see you guys, it's going to prove it essentially, my employees, I'm not going to leave without a job, I'll make sure I offer them whatever is necessary or they need help with, I'll do that. (inaudible comment) The current bill rate that we're proposing is \$20.50 an hour, and with that, I look forward to any questions.

Mr. Valladares: I couldn't hear that, the rate was \$20.50?

Mr. Villanueva: Yes, \$20.50 a hour is the billing increase, proposed. I did have a billing increase in September, unfortunately I didn't get a response in September so when the billing rate went up, I took a hit on the contract, and I have my guards their raise and it is what it is. Does anybody have any questions?

Ms. Cabrera: Any questions from the Board?

Mr. Cooper: No.

Mr. Valladares: No.

Mr. Quesada: The numbers were included if anybody asks.

July 23, 2026

South-Dade Venture CDD

Mr. Valladares: The current proposal is for the same amount of hours that we have, 504?

Mr. Villanueva: So, 504 hours which is 3 gates, 168 hours a week, the only recommendation I would give this Board is to have a strategy meeting on how we can go ahead and transition to the automated system and how that's going to look like, and I strongly suggest that you guys audit that program by having guards there while you guys are figuring that out. If you guys look at Homestead, we're a big community, and where other communities do have an automated system, and they do have their issues, there is a way to make it efficient and effective but, we just have to be smart about it.

Mr. Valladares: Well, I'm speaking for myself and I think that the Board is in the same place, we're here to talk about 504 hours a week, not something that's going to happen in the future, that we're going to reduce it to a certain amount of hours so, right here, right now, we're talking apples to apples with 504 hours a week.

Mr. Villanueva: Yes sir, that's definitely what we're talking about.

Ms. Cabrera: Any other questions?

Mr. Valladares: No.

Ms. Cabrera: Thank you.

Mr. Villanueva: I will take my leave, and I wish everybody the best of luck, thank you.

Ms. Cabrera: Thank you Marcos, have a good night.

Mr. Valladares: Thank you.

Ms. Cabrera: Alright, moving on to Delta Five.

Mr. Quesada: And I have what you sent me on the screen and it starts on page 52 for the Board to follow along, so again, Delta Five's proposal starts on page 52, just let me know if there's anything you want to touch on, and I'll be happy to highlight the documentation for the Board.

Ms. Vahnucchi: Hello, my name is Nicole Vahnucchi. (inaudible comment) I want to go ahead and apologize on behalf of the president and the CEO they were not able to make it today due to a family emergency and had to travel out of the country. (inaudible comment) Just to give you a little bit of background of the Delta Five company. (inaudible comment) We prioritize on honesty, transparency and passion. (inaudible comment) We provide personalized personal services and focus on responsibilities and accessibility.

July 23, 2026

South-Dade Venture CDD

(inaudible comment) We currently employing 400 employees including armed officers, and unguard officers, screeners, and others. (inaudible comment)

(Unfortunately, due to audio recording difficulties the majority of Delta Five's presentation was inaudible for the record)

Ms. Vahnucchi: Are experiences include the governmental divisions, residential communities, commercial office buildings, construction sites, distribution centers, and we've also been at Silver Palms CDD for 18 years now, so just keep that in mind. (inaudible comment) We provide services for numerous areas in Miami-Dade County facilities, at the airport, the parks, the courthouses, the Tax Collector offices, the state attorney's offices, etc. (inaudible comment) the public libraries, and other community organizations. (inaudible comment) We currently have maximum security provisions to meet each client's specific needs. (inaudible comment) We do have some supervisors they all alternate shifts, we also have our account managers as well. One of the most frequent questions asked is how do you handle follow up and initial reports. So, I do work with the officers as well to make sure that we have floater system where we hire guards in case of any emergency or any call outs or last minute issues or community events, especially the 4th of July, Thanksgiving and so forth, all holidays that need last minute security services. (inaudible comment)

Mr. Sotelo: My name is Adamis Sotelo. (inaudible comment)

Mr. Quesada: You can get closer to the microphone if you want so the recorder can hear you.

Mr. Sotelo: It also gives us access to view their reports, whether it was an hourly report or an incident report to make sure they are recording it accurately. (inaudible comment) Are there any questions?

Mr. Valladares: Question, well first of all, tell Joe Diaz I said hi, I worked with him before, so question number one, did any one of you two have a hand in preparing this proposal or someone else did it?

Ms. Vahnucchi: Someone else normally does proposals.

Mr. Valladares: Because my question is, as it was very well explained, have you taken into consideration that with September comes the raise in the minimum wage is that already projected into this or you left it out?

Mr. Sotelo: It's in there.

July 23, 2026

South-Dade Venture CDD

Mr. Valladares: And you have the overtimes, and holidays already here?

Mr. Sotelo: Correct, yes.

Mr. Valladares: One more question, when you projected the program for the presentation, number of security officers that you're planning on using to cover the needs of our account?

Mr. Sotelo: (inaudible comment) So, it would be up to the manager

Mr. Valladares: Well, the needs are standard, you have to have 504 hours, you have 24 hours per day, how many officers are you going to need to cover that, are you going to need 13, are you going to need 16, or are you going to need more than 16?

Ms. Vahnucchi: Obviously we need 3 daily at the gates. (inaudible comment)

Mr. Valladares: Because that's something that's very important when preparing this type of a proposal.

Mr. Sotelo: (inaudible comment) Correct, and we always make sure that we have enough officers to cover that, on slow days it might be a 12 hour shift. (inaudible comment)

Mr. Valladares: The reason I'm being a pain is because besides the fact that I'm a retired police officer, I also used to owned a company, until they said police officers could not hold an A or a B license.

Ms. Vahnucchi: (inaudible comment)

Mr. Valladares: If you were to be chosen by our District, how long would it take your company to prepare for the transition?

Ms. Vahnucchi: (inaudible comment)

Mr. Valladares: Thank you.

Mr. Sotelo: (inaudible comment) In the security industry it's not something where officers have been with us for years because unfortunately that doesn't happen.

Mr. Valladares: Ok, I'm planning on asking the same questions to everybody.

Mr. Sotelo: (inaudible comment) Even though we have everything full, we continue hiring because at the end of the day we're looking for professional officers. (inaudible comment)

Ms. Vahnucchi: Yes, even if we are fully staffed we currently are constantly accepting applications. (inaudible comment)

Mr. Quesada: Curtis?

July 23, 2026

South-Dade Venture CDD

Mr. Cooper: Yes, thank you all for coming out here, I have reviewed everybody and I know we've been literally going through this for a little bit, but I've had the privilege of being here since 2008 part of the Board and I've seen a lot, not a lot but, we've had companies come in and come through with lots of promises about basic stuff that we're looking for which, like for me being able to go into the community as a resident and the security guards are letting the cars or the visitor getting in before I'm going the gate and that's happening, that's been a consistent problem we've been having as residents and I guess for me I look at it like, wow, it's really not that complicated to ask for ID and to scan that and let them in and getting paged 14 or 15, 16 times, or at one point it was 12, so I guess those are some of the frustrations we've had collectively as a Board because they don't have to make phones calls, they don't have to do a lot of other things that other guardhouses that are private gated communities that aren't requiring a lot just to come in. So, what would be one of things that you all, and I know you mentioned that you have the supervisors, two supervisors at a time, how often do they come to patrol the guards and making sure of everything, or are they on cameras being able to visualize that the guards are being attentive and doing what they're doing and obviously looking appropriately, what's their role in overseeing that I guess would be question number one, and I have a couple of other questions too.

Mr. Sotelo: Of course. We are always supervising them (inaudible comment) and making sure they are doing their jobs professionally. (inaudible comment)

Ms. Vahnucchi: (inaudible comment)

Mr. Valladares: Where you aware, and that goes for everyone that when you were asked for a proposals, were you told there was at least two officers that have been with us for so long that they have a higher grade of hourly pay than the rest of the security officers?

Mr. Sotelo: (inaudible comment) That's up to the Delta Five.

Mr. Valladares: Because that's going to come out of your profit.

Mr. Sotelo: (inaudible comment)

Ms. Vahnucchi: Keep in mind we do service 896 hours every 2 weeks. (inaudible comment)

Mr. Sotelo: (inaudible comment)

July 23, 2026

South-Dade Venture CDD

Mr. Quesada: If the Board gave direction to do that is that something that's can take place.

Mr. Sotelo: Right.

Mr. Quesada: Prior to that addition it would be subject to whatever HR, like security licenses, and HR practices that you guys have.

Mr. Sotelo: Correct. (inaudible comment)

Ms. Vahnucchi: (inaudible comment) I have a question, those guards that are coming in obviously they are going to stay. (inaudible comment)

Mr. Quesada: I think that would be up to the Board.

Ms. Vahnucchi: (inaudible comment)

Mr. Valladares: Personally, if it was up to me, the decision on where to place those officers that are getting the extra money or whatever, I feel that is something that should be left to the employer and not to a Board.

Ms. Vahnucchi: I agree.

Mr. Sotelo: (inaudible comment)

Ms. Vahnucchi: (inaudible comment)

Ms. Cabrera: Curtis.

Mr. Cooper: With regard to the SOS system, is that we currently have a system, Trac Force, that our Homestead Police Department uses to be able to check in at different locations throughout the community is your system capable of allowing us to, instead of us keeping Trac Force, utilize that system for them to be able to check in certain locations or that would not be something that would be capable?

Mr. Sotelo: (inaudible comment)

Mr. Cooper: Now the system that utilized what devices I guess to be able to do that?

Mr. Sotelo: Any software that you have, the system can communicate with.

Mr. Cooper: Well, I guess my question being, like right now it has to be a specific device that you're able to touch at the location.

Mr. Sotelo: (inaudible comment)

Mr. Cooper: Ok.

Ms. Vahnucchi: (inaudible comment)

Mr. Sotelo: (inaudible comment)

July 23, 2026

South-Dade Venture CDD

Mr. Cooper: Ok.

Ms. Cabrera: Do you have any other questions Curtis?

Mr. Cooper: No, I'm good.

Mr. Valladares: I'm good, thank you.

Mr. Sotelo: (inaudible comment)

Mr. Quesada: Thank you.

Ms. Cabrera: Thank you.

Mr. Quesada: I believe Kent Security, or KS Services would be next.

Ms. Cabrera: Ok, so next is KS Services, right?

Mr. Quesada: Correct, yes, KS Security.

Mr. Cooper: Just real quick while we're loading this up, what you guys are proposing is that just for a 1 year contract, or how does the contract go as far as price increases and all of that, or do you have something else?

Ms. Jimenez: I believe it's a yearly contract.

Mr. Cooper: Ok, so it's a yearly contract and then you guys would just ask us each year if you need a raise or whatever. Is there anything industry standard where you guys could provide some type of a 3 year contract commitment pricing-wise or something along those lines, so we don't have to continuously every year have the same awkward conversations?

Ms. Jimenez: I believe we can speak about that a little bit more Ron does the proposals, so he can probably do that.

Mr. Cooper: Ok.

Mr. Bejarano: Good afternoon, my name is Akash Agrawal Bejarano and on behalf of KS Services we'd like to thank the Board and the District for the opportunity to present today. So, without further ado, KS Services has delivered security solutions since 1982 and has grown to be one of Florida's largest and most respected security firms. We employ over 3,000 professionals and provide security services throughout the State of Florida. One of our key focuses is always to build long term relationships with our clients by providing reliable security professionals and also responsive security operations that are tailored to each of our clients necessities. One of the biggest trends of KS Services is our extensive experience with different municipalities, organizations, agencies, residential communities, CDDs, Special Taxing Districts, and the list goes on, and also we have the

July 23, 2026**South-Dade Venture CDD**

City of Miami, Miami-Dade County, Florida Department of Management Services, Florida Department of Transportation, Monterra CDD, we've been there and providing security services for over 11 years, also in Coral Gables. (inaudible comment) And for the Waterstone community we're prepared to offer security services that are professional and secured environment for residents and visitors. Our guards will have 24/7 coverage in the gatehouses, access control at the entrances, respond to anything in case of emergencies that may occur, as well as maintain the daily activity reports and incident reports. We also pride ourselves on our officers in having great customer service skills because we know that they don't only represent our company but, they also represent our clients, and we want to make sure we always put our best foot forward on that. We also know that communication is essential as to security and we want to create that open communication not only with the District but also local law enforcement and make sure if any incidents were to occur we know what to do and how to approach the situation appropriately. Also, behind our officers we have advanced technology and a team of experts. Each officer is supported by a 24/7 command center, as well as advanced technology services such as GPS tracking and verification software plus options for recording incident documentation so that we can get the whole picture and have complete and extensive information. In terms of leadership and supervision, our management structure has a District manager, we which oversees all contract operations, qualified operation managers, and also field supervisors who frequently come and spot check and have quality assurance and then of course our command center, and this allows us to review and have adequate supervision that officers need, as well as rapid response. Again, we want to create long lasting partnerships and we know in order to do that we have to be transparent and always communicate with one another, and we want you to have these open communications with us so that we can make sure that each of our security operations are perfectly in line with the District's goals and the local ordinances. If I have any of these open communications we can adapt and adjust with any scenario that may occur, I know an idea was for the gatehouses 1 and 3 the automation project, maybe swap out with a mobile control rover and we're able to accommodate that if you chose to do so. Ultimately why KS Services, well we would believe that we not only offer security staffing but we also offer a true partnership with more than 44 years in the industry, advanced technology, highly trained officers, a table of experts in leadership. (inaudible comment) We not only have the

July 23, 2026

South-Dade Venture CDD

experience but also the agility to adapt to the evolving needs that the District may have in the future. Once again, these are some of the projects that we have, and it's not an extensive list, it's short but, as you can see we have this, and thank you again for the opportunity to present, we greatly appreciate the consideration and it would be an honor to serve South Dade Venture CDD. We are open to any questions you may have.

Mr. Quesada: Perfect.

Ms. Cabrera: Thank you. Ok, any questions from the Board?

Mr. Valladares: Yes, I'm going to ask him the same questions, it's only fair but, before I ask you that. Is Alexander, Sr. still involved in the company?

Ms. Jimenez: He is not, he stepped away from the company.

Mr. Valladares: Because we used to be neighbors when he moved in.

Ms. Jimenez: Well, he's still involved, Gill Neuman mostly runs the company with his son, Ron.

Mr. Valladares: Ok, so the same question that I asked the other firm, are you aware that you have two current employees that if they stay perhaps they're going to have, and it's going to be up to you guys whether you want to meet their present salary or not but you don't have to make that decision now.

Ms. Jimenez: Do you want me to just jump right in, I'm the District manager, I've been with KS for 12 years now, and we're seeing all the technology so I represent Gill and Ron, and for the first 12 years I ran contracts with operations, I do get to super hands on with everything that I would be doing your staff meetings, I would set up your patrols as well, post orders, and so on. To answer your question, so with me, if that's something that you would like to do, I'm fine with that.

Mr. Valladares: Well, as I stated before, I think that's something that's up to you guys not for us to tell you what to pay them.

Ms. Jimenez: Yes, ok, and just like they mentioned as well, that's absolutely something that we can take into consideration when we put everything together, that would not be a problem.

Mr. Quesada: I'm going to go over your proposal, I was just waiting for them to ask their questions.

Ms. Jimenez: Ok.

Mr. Valladares: And was either one of you part of preparing the proposal?

July 23, 2026

South-Dade Venture CDD

Ms. Jimenez: No, I was not.

Mr. Bejarano: I was involved.

Mr. Valladares: Ok, so we can ask you more questions.

Mr. Bejarano: Yes, of course.

Mr. Quesada: Give me one second, I'm scrolling to the page because they provided all their documentation as well, one second.

Mr. Valladares: And I'm familiar with the company from the time that started the first two customers were Harbor House North and South from Mr. Tabbot.

Mr. Quesada: Ok, so page 105, I put this on the screen just to break down the numbers in case there are any questions about what Victor was asking about.

Ms. Cabrera: So, are there any questions?

Mr. Valladares: Not mine. Curtis do you have any more questions?

Mr. Cooper: Yes, pretty much the same from the first one, I just wanted to look at this real quick before I ask anything.

Ms. Cabrera: Ok, so while you're looking at that, I did have a question that I would like to circle back to Delta too before you go. As it stands right now with your current security officers that you have employed at the moment, how do you handle or what is your protocol for disciplinary action, like let's say they're not showing up for work, or showing up late, or abandoning post, or if they're just not complying with whatever post orders we put in place for that specific location, what is your current plan of action with those types of security guards?

Ms. Jimenez: We deal with it often in the security industry, it's not like it's never going to happen, disciplinary action-wise, we have everything from your standard write ups depending on what that individual does, 1st, 2nd and 3rd write ups, I have no problem with going first and final, abandon post, you're just gone. (inaudible comment) Depending upon how bad the infraction was. (inaudible comment)

Ms. Cabrera: So, do you want to go 1st write up, 2nd write up, 3rd write up?

Ms. Jimenez: We do, and would I tell you to stick with it, every single time, no, I have gone from a first and final and again, I'm the District manager, I do have an operations manager and a management team, so there would be a supervisor onsite, but it depends on what occurred. (inaudible comment) So, yes we do have that process but do you have to stick with it completely, it all depends.

July 23, 2026

South-Dade Venture CDD

Mr. Valladares: When you do have a series violation by one of your guards, for example, abandon the post unattended, that's something that the state requires you to send a report up to the Department of Agriculture do you normally do that?

Ms. Jimenez: On abandon post, no, probably not, I would not go towards the Department of Agriculture for that, I would definitely just make sure we have our protocols in place to make sure we fill the post right away. (inaudible comment) Managers in the area, guards from other locations, so we would definitely address it as we see fit but, something like abandon post, they would get terminated from our company. (inaudible comment)

Ms. Cabrera: Do you certify your officers or do you just hire certified officers?

Ms. Jimenez: We hire certified officers, we don't certify them.

Mr. Cooper: With regards to what you were saying now, say for example there's an altercation verbally with a resident, and it's made aware to the supervisor I guess overseeing that individual or the supervisor is the one that's doing that, so then another supervisor winds up being made aware of that, what's the protocol in place for that, or what immediate action would be the next step? Say it happened at 7:00 o'clock tonight, and you're made aware of it 7:05 p.m.?

Ms. Jimenez: We would speak with the officer, I would try and get someone out here to see what happened, I do like to have cameras so that our dispatcher with your approval can watch what happened, we have all dealt with residents that says, the guard said X,Y,Z, and it's not the case at all, so we do look at both sides of the story, we're all human, and that's the right thing to do, we have to protect our employees not just the client and their residents but, we try to get answers as quickly as possible. If there needs to be removal if requested or we think that's the right way to go, we get the supervisor out here or we do our investigation and transparency for me is huge, it really is. At the end of the day people are going to make mistakes, I'm not going to say they don't, I'm not going to try to fluff up a pillow and make it prettier, it is what it is and we decide together and I have even said, give him another chance, and I'll help them out, or I don't think you should, it's just a matter of time before it happens again. As a matter of fact it happened to me this week, I had to pull someone from a location after the meeting, that walked into the site and saw what was going on, after she had already been seen by the developer, and she said

July 23, 2026

South-Dade Venture CDD

give them another chance, and I said, I don't think so, I don't think should, and she did it again, and she's gone.

Mr. Cooper: Same thing with the system that you are using, is that something that Homestead PD would be able to have an ability to be able to go around, if we continue, and obviously everything is automated, and everything is up and running, and we've been having them service our community for years throughout the time, and they have specific locations that they hit every single tour, is that something that would be able to be migrated somehow so that we're not using multiple systems.?

Ms. Jimenez: As what?

Mr. Cooper: Like to be able to check in, you said you guys can track it and all of that, so if it's something that we would provide, I don't know like we would provide a device, the police officer has the device and that's able to be logged into your system, and the can access it.

Ms. Jimenez: I don't see why not, we could absolutely give them access to whatever system we're using if understanding it correctly.

Mr. Bejarano: Yes, we can do that, like check points, to go on virtual, to be scanned, we can do that. (inaudible comment) then of course you on the dashboard and guys have to continue real time also on what's happening and then in that case you would share that with the police officer or whoever requests that.

Mr. Quesada: You did know that's exactly the set up that we have, it's Deggy system of whatever you want to call it, just to integrate it so that way it's all one system sharing information.

Mr. Bejarano: Yes, exactly.

Ms. Jimenez: Yes.

Mr. Quesada: Ok.

Ms. Jimenez: (inaudible comment)

Mr. Valladares: Do you foresee a possibility of them wearing at least certain rush hour traffic to equip your guards with body cameras?

Ms. Jimenez: Yes, I'm in the process of doing that right now. (inaudible comment) The attorney at different associations is review them, as well as support, to make sure they cover protocol, the guard signs off on it, they understand, they acknowledge, and again

July 23, 2026**South-Dade Venture CDD**

yest it could work against us sometimes you can imagine more than it helps us but, at the end of the day we have to just these people will be adults and hold them accountable.

Mr. Cooper: One of our mantras throughout the years has been, welcome home, trying to make this place a safe community and it's a family, like each of us consider family and we enjoy it when families have visitors coming and out and having a positive experience, as well as the residents also having positive experiences, so what would you be able to make it that way, within the guards, like having that because it's easy just to say, hey, go through the motions but having them feel that there's an appreciation that they're a family, that they're just no some person being utilized for services, and obviously they're getting compensated for it.

Ms. Jimenez: Yes, and I'm big on communication, I'm big on meetings, I want us to have a good time when they working and work sometimes involves a lot more interaction within our families, and I'm huge on that, there's of course a line you have to draw but, making it a pleasant environment the community here as a whole seems very pleasant but really keeping the team act together as possible, and that's bringing them together, I would ask to have two separate staff meetings just so we keep the operation running. (inaudible comment) We discuss any issues that come to my attention in "X" amount of time. (inaudible comment) I'm not saying this is perfect it does get tough, but I think that's a good start.

Mr. Valladares: How do you document like not necessarily an incident but, because of the way it's set up here at the gates, the security officer normally eats their lunch at the gate, how do you track when they check out for lunch, or when they check out for a break, do you have like a chat or something that they log into?

Ms. Jimenez: Yes, so that's a good one, I do have chats or through their cell phones, whatever it may be, there will be one group chat if you'd like be on it, you're more than welcome to be on it as well. It's good for major emergencies and I just happened to return with a guard last time, and they say when they are leaving to lunch, when they're coming back from lunch. I don't know how it's set up here but most properties, it's a paid lunch, they don't clock out for their lunch and back in, so it's a working lunch. (inaudible comment) So, they are being paid during their lunch, they would be eating at the gatehouse (inaudible comment)

July 23, 2026

South-Dade Venture CDD

Mr. Valladares: Right now we only have three gates, and we don't have a roving and that would be something in the future we would consider.

Ms. Jimenez: I would just leave it where they eat while they are on shift. (inaudible comment)

Mr. Valladares: Because the biggest problem is when the guard decides to take his lunch break, which the guard is entitled to, so he closes one of the two lanes, and he goes about his business, to have lunch or whatever in there. A lot of times people will go by, and because they don't see the guard sitting right there, they say hey, the guard left the post, etc., and we don't how long it's been, and then there comes the complaint, this is when the administration looks up at the way it was logged in, the guard was at break, the guard was at lunch, the guard had excused himself or herself to go to the bathroom, so that way it saves a lot of aggravation for the company that is doing the service, or providing the service.

Ms. Jimenez: It helps to know the facts like that.

Mr. Bejarano: And then also internally we have a system where they can just put on the App. (inaudible comment)

Ms. Jimenez: (inaudible comment) You can get a report that would show if it was a rover, all the points that were hit, and any comments that they made throughout their shift in the real time.

Mr. Valladares: You continue to talk about the rover, if you have rover that comes out to relieve someone for the time, that would be something that would not be charged to us, that would be a service that you're doing for your guards that we don't require.

Ms. Jimenez: Right, and I would never promise that, we can't promise that our own supervision team which is after hours, afternoons, and overnight, since sporadically on weekends I wouldn't be able to promise that they relieve the guards for their breaks every day, every shift.

Ms. Cabrera: Ok, any other questions?

Mr. Cooper: Do you have other communities that are a little bit south of Dade County, or I guess what would be the closest one to us?

Ms. Jimenez: (inaudible comment)

Mr. Cooper: Ok.

July 23, 2026

South-Dade Venture CDD

Ms. Cabrera: Ok, I think we don't have any more questions, thank you so much for your time.

Mr. Valladares: Thank you.

Mr. Quesada: Thank you very much.

Ms. Cabrera: Before we move on to U.S. Security, if you don't mind Delta Five, did you want to go over any follow up questions that we may have not asked? Like I want to give you the opportunity to respond to the same questions, so my question was in regards to not the retention but, the disciplinary actions that you take when guards are either MIA or leave their post or is not abiding by whatever the orders are for that post?

Mr. Sotelo: So, any guards that do that we move them around Florida. (inaudible comment) But there's such a high example of guards that do that, we do what we can. (inaudible comment)

Ms. Cabrera: Ok, thank you.

Mr. Cooper: And then communication as far as with management, like chat, how do you guys operate?

Ms. Vahnucchi: : Yes, we have a chat for every single post that we have we have specific chats.

Mr. Sotelo: And in our industry whether it's the private sector or county sector, again, we don't allow this. (inaudible comment)

Mr. Cooper: One other question, and I will also ask future ones as well, as far as attire for the guards, is that something that we could have a say so in?

Mr. Sotelo: So, we do have some attire if you don't mind, if that's allowed but, if you guys have suggestions again, we would be able to address that but, we do have an account that does all our uniforms.

Mr. Cooper: Ok.

Ms. Vahnucchi: (inaudible comment) These are the ones that we use, just so you have an idea, we have three styles. (inaudible comment)

Ms. Cabrera: Ok.

Ms. Vahnucchi: And again, to your question about an increase, it is our annual contract and now that would be something that you want to discuss as a Board. (inaudible comment)

Mr. Cooper: Ok.

July 23, 2026

South-Dade Venture CDD

Mr. Valladares: Any contract that was to whatever payments it was to be hired should have a 1 year contract with an option to roll the second year, and then we wouldn't have to negotiate a second year because that would make a lot easier for the agency, and for the CDD.

Mr. Sotelo: Ok. (inaudible comment)

Mr. Valladares: Or we are aware that, if any of you guys are selected, your contract will come to our attorney for review and he has authorization of the Board to make changes, or suggest changes before it goes final, and that goes for everybody.

Ms. Vahnucchi: (inaudible comment)

Mr. Cooper: No, that's not what we were saying, reports like to be able to tap and utilize that service. I guess getting an additional phone, like a touring system for them to integrate or something along those lines that has that system on it, and then they're able to go scan I think it's a QR codes or NIF code.

Mr. Sotelo: (inaudible comment)

Mr. Cooper: Ok but, specifically for like, we employ Homestead Police providing a code for them, that's what we currently have right now in the system, and then we have another system that if you wanted to see if that's something that you guys would be able to do or whichever company we wind up going with or staying with the same one. So, maybe we have the ability to utilize the same system by providing, not you guys, but him getting that and be able to do a report, or do some kind of report because it just doesn't seem like everything is working very well, so we're trying to figure out instead of making it more complicated and giving these guys additional systems to have to get emails from and navigate, we just trying to make things a little less complicated.

Mr. Sotelo: So, we'll have to see it for ourselves to see what is capable or not capable to be able to do it.

Mr. Cooper: Ok.

Mr. Sotelo: Again, I'm more than willing to it.

Mr. Cooper: Well, it's basically just being able to, for them there's 18 communities, and we have different locations that they drive through and they get out, and they tap and it just shows the location that they're performing their tasks of doing their tour duties. So, it's like a tour duty tracker for the police, and that's what we have now but, I'm saying is there a way to be able to, if we purchase a phone or whatever that looks like to be able to

July 23, 2026

South-Dade Venture CDD

utilize the SOS System for them so they can go and use the scanner, and put it up to the scanner, and we have that in different locations.

Mr. Sotelo: (inaudible comment)

Ms. Vahnucchi: (inaudible comment)

Mr. Cooper: Ok.

Mr. Sotelo: (inaudible comment) Thank you.

M. Cooper: Thank you.

Ms. Cabrera: Ok, next is U.S. Security, right?

Mr. Pour: Yes.

Ms. Cabrera: Welcome.

Mr. Quesada: So, I'll load up his proposal now.

Mr. Pour: My name is Reza Pour, and I represent U.S. Security. (inaudible comment) We've been around since 1979, about 35 years in private sector homes. (inaudible comment) So, U.S. Security has been run by the same two brothers basically, and they work the operations Monday through Friday. They ask questions about what's going on with the salesman, what's going on with operations, they go to Board meetings, identify problems. (inaudible comment) And we go to them, when we have issues and they help us solve issues with problems, if there are any questions in regards to any new businesses or the old businesses that we have, they're always basically handy and can help us out. (inaudible comment) And being in business almost 47 years we have developed a great sense of attention when it comes to problem solving. We have own IT department, and we have a marketing system which is call Viper, and I guess that's going to be answering one of the questions that they asked, we can either, it's an App that's basically Google Maps, and it basically provides QR Codes that are basically spread out throughout the whole property, they can either move, they can have a camera with it. (inaudible comment) I'd be more than happy to provide the tablet for the smart phones too. (inaudible comment) We have our own dispatch center. (inaudible comment) We have training certifications at all our offices, we have offices throughout the State of Florida and also Puerto Rico. (inaudible comment) You're going to have your own dedicated operation manager, District manager, and 24 hours, just like most of the companies, 24 full drill captain, they come in, they check the copy of the post to make sure the guards are doing their jobs, they have the proper uniform. Asking about the uniforms, we have several

July 23, 2026**South-Dade Venture CDD**

different kinds of uniforms, we have dark blue, which is representative of that police look, we have a more friendly uniform which is white shirt, and dark navy blue pants, and we also have gold polo shirts which is basically very popular, and we do provide body cameras for all of our clients, and basically free of charge. (inaudible comment) And they can actually go back 3 to 6 months and see what happened basically at that time, especially for a gatehouse, or roving, I think that's something that we do recommend, and of course that has to do with the legal people that they have to prove that. (inaudible comment) I'm not sure exactly what else I can mention here but, in regards to training, we have, like I said, we have our focus training centers in each office, we also do monthly in services that we come into each site, we pick a topic and basically let the guards do the talking and ask questions. We have orientations after we hire them to do guard gate training. (inaudible comment) Obviously going over items such as an active shooter, Homestead bomb threats, public services, customer service, gate duties, roving duties. (inaudible comment) We have annual inspections with 24 hours service, we also provide services for clubhouses. (inaudible comment) Any kind of emergencies, when something goes wrong, we have what's called flex officer program, we hire people on part time basis but, if something does go wrong, now we have ample enough people that we call and contact and to put in that can actually cover things for emergencies, people calling out. I haven't heard of anybody leaving a post but, if that does happen we have patrol captains that can basically stand post until we have proper coverage. (inaudible comment) I don't know of any other questions you had that I can answer for you.

Ms. Cabrera: Ok, any questions from the Board?

Mr. Valladares: Curtis?

Mr. Cooper: I need to study this.

Mr. Cabrera: Victor, do you have any questions?

Mr. Valladares: No.

Ms. Cabrera: Desiree do you have any questions?

Ms. Rivera: No.

Ms. Cabrera: Ok.

Mr. Cooper: Well, one of the things is, and that's for everybody as well, if a gate arm gets knocked off, the gate operator, are you're guards able, as long as the system is not damaged and it's just mounting an arm are they capable of reinstalling the arms?

July 23, 2026

South-Dade Venture CDD

Mr. Pour: Anything that could be basically considered to be emergencies or typical, yes it would be part of the training.

Mr. Cooper: Ok.

Mr. Pour: And for the gates, I know you have three gates, and those things pop, I live in a property that our gates go down almost weekly, and they have their maintenance people take care of that but, yes, anything with security at the gate, in your case actually that will be part of the training. (inaudible comment)

Mr. Valladares: Not to interrupt you but, I think it's a bad idea to have a security officer trying to remount the arm because if there comes a question if there's any damage, well was your security officer trained in that mechanical repair.

Mr. Cooper: It's just two poles.

Ms. Cabrera: Well, I think it should be a very basic service, not too involved.

Ms. Rivera: Yes.

Mr. Cooper: It's two nuts, they're typically plastic and they break off and then you just put them back on.

Mr. Pour: Yes.

Mr. Quesada: (inaudible comment)

Mr. Pour: No, I understand your concern but, it could be something that maybe the guard do it the wrong way or maybe they aren't doing it. (inaudible comment)

Mr. Valladares: The reason I say that is because I put a lot of those arms back and you have to have the screws, you have to have the plastic covers, you're not going to have the guard looking around for them because those things I've said, that any time you have contact with it the screw and the plastic cover will fly over, so then you have the security guard running around looking for it.

Mr. Pour: You mentioned something about a plastic cover, and how long is it going to take these guys or any of us to get ready in case you guys needs us to basically handle that security protocol, and I understand.

Mr. Valladares: And this goes for everyone, a security officers has enough problems dealing with the gate and the people coming in and I don't want to over burden them.

Mr. Pour: Of course. (inaudible comment) But what about newspapers flying around, that could be something that could also be handled by security, but it's all basically something that you guys need to decide or approve and if it's the proper security company,

July 23, 2026

South-Dade Venture CDD

then it's something that could be handled, and basically I think, if you all would agree with me, we always the 30 days to start an account not unless it's an emergency that you guys have us start, and I've done that before. (inaudible comment) So, we do it if we have to and I'm sure you agree with me, it's a matter of security, that's just basically the nature of the beast, but 30 days is basic so we can do the post orders, we can do the training, we can do recruiting. (inaudible comment)

Ms. Cabrera: Ok, any other questions?

Mr. Cooper: If we have polo shirt or a white shirt and the body camera, what do you have as far as the mounting, is that a lanyard?

Mr. Pour: It's the same thing the police officers have, we been using that for the last 7 or 8 years we haven't had one problem.

Mr. Cooper: No, but as far as the look of it because at one point we had a tactical look going on here, and so residents got really concerned.

Mr. Pour: Well, the uniforms you're talking about or the body camera?

Mr. Cooper: Well, the vest was to go ahead and put the body camera inside of that.

Mr. Pour: No, the body camera is going to be right across.

Mr. Cooper: Like mounted on their shirt?

Mr. Pour: Just a regular shirt, it's going to actually be tucked in right here.

Mr. Cooper: Ok.

Mr. Pour: So, the front of the body camera is going to actually show.

Mr. Cooper: Ok.

Mr. Quesada: (inaudible comment)

Mr. Pour: Any other questions?

Ms. Cabrera: No questions, thank you very much.

Mr. Pour: Thank you.

Ms. Cabrera: Alright, and by the way guys, we have a table full of snacks and refreshments, so please by all means.

Mr. Quesada: I'm going to load the next presentation, give me one second.

Ms. Cabrera: Ok.

Mr. Quesada: Ok, so this is Veridian and you have Sebastian, go ahead.

Mr. Martinez: Ok, for the record my name is Sebastian Martinez I'm one of the owner of Veridian Group. (inaudible comment) So, Veridian is a Miami based security

July 23, 2026

South-Dade Venture CDD

management company and we are a full service company. We also manage our own security services. (inaudible comment) We also offer all management services to our HOAs and District based, so all our clients are HOAs or Districts for public security. (inaudible comment)

(Unfortunately, due to audio recording difficulties the majority of Veridian Security's presentation was inaudible for the record)

Mr. Martinez: I'm the co-founder of our management team and I oversee the security team as well. So, we're here today to discuss security and the reasons for that security here at Waterstone. (inaudible comment) One of the things I wanted to point out is we believe we can offer 98% of check points, we have full transparency. (inaudible comment) We also provide walkie talkies, so each guard is provided a walkie talkie and are required to use it while they are on shift. (inaudible comment) So walkie talkies are standard for our company, and the Board would have access to our company officials. (inaudible comment) The guards are also required to report any immediate issues through our system. In addition to that Veridian has a 24/7 customer service line which means anyone can call that phone number and report any issues 24/7, and those guards have that information as well. (inaudible comment) When the guards take a break for lunch, we are very proud to say that we offer coverage for all shift breaks and the guards get an hour lunch break daily, so our employees are able to take a break, and their shifts are always covered during that time. (inaudible comment) So the guard at guardhouse 1, they take their break for an hour, and of course we have someone to come and cover that shift. We believe that this break increases people from leaving the company. (inaudible comment) I can take any questions that you may have on that. (inaudible comment) So we have two guard shifts per guardhouse, we believe this also creates less people to having to change shifts with less turnover of our guardhouse.

Mr. Quesada: Can you just give me one second, I think we lost audio.

Mr. Martinez: Ok.

Mr. Quesada: Alright, go ahead.

Mr. Martinez: Ok. (inaudible comment) So, if you go to the next page you'll see our organizational chart. (inaudible comment) Then we have a third person that would be a shift supervisor, and that will cover those guards while they're out on their lunch or break.

July 23, 2026

South-Dade Venture CDD

So, that's essentially our presentation and if you have any questions, any questions you may have on our services or how we operate.

Mr. Valladares: I'm looking for an education because when I first saw this and I see the numbers that you provided, let me first ask one question, did either of you two have anything to do with the preparation of the numbers or the proposal?

Mr. Martinez: I did.

Mr. Valladares: So, good, I'm going to learn something because I don't see how it's possible with the numbers that you're providing here how you can do it. I mean unless you're not taking into consideration, and I'm sorry I like to be very blunt with things. Are you taking into consideration your compensation, which is about \$0.50 or \$0.65 per hour per man. You're general liability is at least minimum is going to run between 75 cents and \$1.00 per man, per hour. Then you have your payroll, for the first \$7,000 for that officer is going to run you a minimum of \$2.50 and then after the \$7,000 it's going to run you \$1.50, so putting all that together you don't have a margin for any profit, so I don't know because your license is from Delaware, you're a foreign company and I don't know if over there they do it differently. Another thing, and I'm not trying to be rude to you but, I'm just telling you like it is, I'm open to corrections, you're talking about using 13 officers to do that, require every officer to do 12 hours, you don't have a backup, you don't have that, if one person calls in late, or sick, and you're going to ask a security officer, go be on 12 hours until you can replace it from where, I don't know. I was part of a study when I was a police officer that we were talking about doing the 12 hours versus 8 hours versus 10 hours and nobody was positive about the idea of having a police officer moving around, he was interacting with the public and doing it for 12 hours. If you ask me, a security officer, you're going to burn them out, you're going to have people not showing up for work because if you're running with 13 officers you're going to work them 7 days a week, where is the time for them? I want a company that can provide a service and remain with us, I don't want somebody that every other week is going to have somebody new and have to be trained that's why I'm asking you, and I'm not the smartest guy in the room, so please explain it to me because you're way off on the money.

Mr. Martinez: Yes, and we put that on there we made that decision and we are able to sustain that number. (inaudible comment) One of the things is we're a Miami-based community management firm for many years, we're three owners, head of security and

July 23, 2026

South-Dade Venture CDD

we're able to do this. (inaudible comment) Understand that we're doing this to get into Waterstone and to really be a part of the community. (inaudible comment) So, that's where the rates comes from in terms of the upper shifts, you would have 14 guards at every shift.

Mr. Valladares: So according to this?

Mr. Martinez: Yes. In addition the way we do our shifts, these guards prefer it. (inaudible comment) So, their shift schedule will work as 3 days one week, 4 days the next week, 3 days one week, 4 days the next week, so these guard are getting a lot of time off. (inaudible comment)

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Martinez: (inaudible comment)

Mr. Valladares: Your uniforms is very impressive, you're going to put them on BEUs or whatever they call it, that's not cheap at all.

Mr. Martinez: (inaudible comment)

Mr. Valladares: Why is the company out of Delaware as a foreign company, you try to come in here, the state said no, send them back, and you went to Delaware and came back as a foreign registered company.

Mr. Martinez: We made a decision for the business. (inaudible comment)

Mr. Quesada: Are there any other questions from the Board?

Ms. Cabrera: Yes, I do. So, you had some audios and videos attached to your presentation, right?

Mr. Quesada: (inaudible comment)

Ms. Cabrera: I mean it's 3 of 3 in their presentation, ok it's page 153.

Mr. Martinez: (inaudible comment)

Ms. Cabrera: Ok, so this is just a report that one of your officers put in and you're bringing it up as an example.

Mr. Martinez: Correct. (inaudible comment)

Ms. Cabrera: So at that point he's just in his car writing something to you but, he's camera is still on.

Mr. Martinez: (inaudible comment)

Ms. Cabrera: Ok, so like 30 seconds prior.

Mr. Martinez: (inaudible comment)

July 23, 2026

South-Dade Venture CDD

Ms. Cabrera: How do you and I'm sorry I didn't ask everybody else but, how do you guarantee that they are really turning on the body cameras with every single interaction? Is it a continuous recording?

Mr. Martinez: We can offer continuous recording with the guards, recording all day.
(inaudible comment)

Ms. Cabrera: Ok.

Mr. Valladares: With the numbers you have provided here, does that include holiday pay, as well as any of your officers that is at minimum wage, you have to raise that in September, so is that also included in your proposal?

Mr. Martinez: Yes. (inaudible comment)

Mr. Cooper: I have question on where you're at right now, if you could scroll up Ben, and go to the map, and then after the map there's something that says, enforcement and then over by enforcement it says, vehicle plates/tags scanning active and enable, what does that mean?

Mr. Martinez: (inaudible comment)

Mr. Cooper: Does that system, like if somebody were to say commit a crime and there's like an active plate going on somewhere, is that linked to any type of database with the state at all?

Mr. Martinez: No. (inaudible comment)

Mr. Cooper: Ok.

Mr. Valladares: Continuing my education and you were explaining to me how you have alpha guard and the bravo guard, but at the end of the pay period that guard is doing 84 hours which means that you have to pay that guard by state law, you have to pay him time and a half on top of all of this.

Mr. Martinez: (inaudible comment)

Mr. Valladares: Let me ask you one question because now I want to understand it, and you have to speak to me slowly so I understand you, are your employees W-2 employees, or are you doing 1099 employees?

Mr. Martinez: We're doing W-2s.

Mr. Valladares: Ok, so you're W-2s.

Mr. Martinez: Yes.

July 23, 2026

South-Dade Venture CDD

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Cabrera: I mean that's internally for them, this is what they're presenting us, it has nothing to do with us.

Mr. Valladares: Well, it does have to do with us because with those numbers, I don't want him to come back in 3 months or 4 months and say, we can't continue because the numbers don't do it, or come back and say, in order to stay you're going to have to give me "X" more money.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Valladares: Because in the future our hours are going to be reduced because of the automation, which is something that you discussed here with Ben.

Mr. Martinez: Yes, for our proposal. (inaudible comment)

Mr. Valladares: I apologize for all my questions, I just need to understand this.

Mr. Martinez: Ok.

Ms. Cabrera: So, I don't know if you mentioned this or not, if you did I'm sorry I missed it but, what other communities are you servicing right now?

Mr. Martinez: Yes, one community that's called Corsica on 48th Street, we also have a community up north in Weston. (inaudible comment)

Ms. Cabrera: He's in property management and what?

Mr. Martinez: And landscaping.

Ms. Cabrera: Ok.

Mr. Martinez: (inaudible comment)

Mr. Cooper: With regards to oversight with your guards, how does that work, because someone talked about a central location where they had monitors and they were able to observe 24/7, and there's some that have supervisors that come out at different times, how do you guys oversee them to make sure the guards are doing what they're supposed to be doing?

Mr. Martinez: So, this is an example of what it would look like. (inaudible comment)

Mr. Cooper: And they would be the ones providing the hour lunch break?

Mr. Martinez: (inaudible comment)

July 23, 2026

South-Dade Venture CDD

Mr. Cooper: Ok. Then what about after hours from 19:00 to 07:00?

Mr. Martinez: (inaudible comment)

Mr. Cooper: Ok.

Mr. Martinez: (inaudible comment)

Ms. Cabrera: Are there any other questions?

Mr. Valladares: No.

Mr. Quesada: Thank you gentlemen, we appreciate you coming out.

Ms. Cabrera: Yes, thank you very much for your time.

Mr. Quesada: Ok, so we have Chuck Pena with us from Vested Security, he's the last of the security proposals, and Chuck thank you for sitting through all of that, and thank you for those of you who stuck around. I think his proposal starts on page 170, one second please.

Mr. Pena: Sure.

Mr. Quesada: Alright, go ahead.

Mr. Pena: So I started out in this business and have been doing it since the 80's (inaudible comment) We're located in South Kendall, and we do couple of other Districts, and we do communities but, our gated communities are not that close to you I'll be honest with you, they're down in South Kendall. (inaudible comment) We use the Trac Force, which allows customer service outboard as well, and I still use it. (inaudible comment) I priced this for 3 years, although my contract, it's a 30 day out. (inaudible comment) And the way we really do it is through our customer service and making sure that we're doing what they're supposed to do as far as the guards. (inaudible comment) Any questions I can answer?

Ms. Cabrera: What are your other communities like as a reference?

Mr. Pena: I have all my references there.

Mr. Quesada: I believe his references are listed on page 173.

Mr. Pena: For the CDDs, we do Vizcaya in Kendall and South Kendall, and Tuscany Village. (inaudible comment) But we also have other ones in Doral. (inaudible comment)

Ms. Cabrera: Ok, so I guess we can just ask you the things we've asked the other companies, the body cameras, the uniforms.

Mr. Pena: (inaudible comment)

July 23, 2026

South-Dade Venture CDD

Ms. Cabrera: Ok, so you're opposed to it?

Mr. Pena: I wouldn't be opposed to it. (inaudible comment)

Ms. Cabrera: Ok.

Mr. Pena: (inaudible comment) I will say the software is does a lot of what the cameras do, especially for reading a tag, or memorize the car so we can track vehicles that we're having issues with. The way we monitor is every day are the cameras at the office. (inaudible comment) As far as the guards are concerned, we run 8 hour shifts and the reason why we do this if somebody calls out we can actually garnish their wages. (inaudible comment) With the exception of a couple of hurricanes, two hurricanes, and the pandemic, I've never had a post abandon.

Ms. Cabrera: Ok, are there any questions?

Mr. Cooper: Roving and all of that, I'm just trying to see where we are, are we still on page 173?

Mr. Quesada: Well, that's his references on 173 because that question came up but, is there anything else you had a question about the proposal?

Mr. Cooper: No, I just like to have being able to, if we decide, so the guards would be able to go roving platform or something along those lines?

Mr. Pena: Yes, we can do that.

Mr. Cooper: And then also being able to reinstall if we decide as a Board, to be able to put the gate arm back up if it gets knocked down, and we don't have to wait technology company to be able to have an emergency call on the weekend.

Mr. Pena: (inaudible comment)

Mr. Cooper: Ok.

Mr. Pena: (inaudible comment)

Mr. Cooper: And then also for everybody, I know this isn't like really difficult here but, we have community signs that get placed in and out with the guards at times and they're capable of moving a sign in and out of the guardhouse, not just leave it out there.

Mr. Pena: Yes.

Mr. Cooper: Ok, I was just making sure.

Mr. Pena: (inaudible comment)

Ms. Cabrera: Ok, any other questions?

Mr. Cooper: So Trac Force bought out SOLE?

July 23, 2026

South-Dade Venture CDD

Mr. Pena: Yes. (inaudible comment)

Mr. Cooper: Ok.

Ms. Cabrera: Ok, any more questions?

Mr. Cooper: No.

Ms. Cabrera: Thank you very much, thank you for coming.

Mr. Valladares: Take a break.

Mr. Quesada: Whatever you guys want to do.

Mr. Valladares: Can we take a break, five minutes?

Mr. Quesada: Victor is asking for a 5 minute recess.

Mr. Cochran: It's up to the Board.

Ms. Cabrera: Well before we do that, Victor, does anybody else have anything else to add because I don't want to keep you here any longer than you already have been, anything else that you want to add before you go? No.

Mr. Quesada: I know it's a public meeting and you're welcome to stay, and I don't know if the Board is going to discuss any deliberations today in the meeting but, they would have to discuss it in a publicly advertised meeting. So, just for today's purposes was informational, proving your presentations and we will follow up with whatever direction the Board gives us.

Ms. Cabrera: Ok, thank you very much.

Mr. Quesada: Ok, we're still in the meeting, and Scott I believe they want to take a break.

Mr. Cochran: Well, if they want to take a 5 minute break we can recess the meeting for a few minutes but, it's up to the Board.

Mr. Quesada: Do you guys want a recess?

Mr. Valladares: I just did, thank you.

Mr. Cooper: I think we're coming up on 6:00 o'clock, so I'd rather try to just get water and let's get something to eat and come back, so we're not here until 8:00.

Mr. Cochran: And just for the benefit of the people online, if you're going to take a break, do a motion to recess for a few minutes.

Mr. Quesada: Ok, can I ask for a recess by the Board?

Mr. Cooper: Alright, I want a recess.

Mr. Quesada: Ok, we'll just take a break.

July 23, 2026

South-Dade Venture CDD

Mr. Cochran: We still have a quorum, that's just for the online people.

Mr. Cooper: Yes, we have a quorum.

Mr. Quesada: Ok.

Mr. Cochran: So, we can announce that there's still quorum.

Mr. Quesada: Ok, so there's still a quorum for the online people, just allow us a moment or two, some people wanted to stretch their legs.

Mr. Cooper: Motion to recess.

Mr. Cruz: I'll second it.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, authorizing to recess the meeting for 5 minutes was approved.

Mr. Quesada: Alright, so we'll recess the meeting, it shouldn't take more than a few minutes.

(The Board Meeting reconvened at this time)

Mr. Quesada: Just for the record the meeting has now resumed.

Mr. Cooper: Is there any audience comments about all that?

Mr. Quesada: No, it's just that Paul had to step out but, you have Terry and Michael on the line. There's no action right now, so if you guys want to wait until audience comments you can, or if you're not ready to take any actions you can just open the floor for any audience comments.

Mr. Cochran: You need a motion to reconvene the meeting.

Mr. Quesada: Yes, so I need a motion to reconvene the meeting.

On MOTION by Mr. Cooper seconded by Ms. Rivera with all in favor, authorizing to reconvene was approved.

July 23, 2026

South-Dade Venture CDD

Ms. Cabrera: Alright, so we're back, so should we reserve any discussion about this until after, like in our Supervisor's comments or do we want to discuss it now?

Mr. Quesada: All management was directed to do was to provide you guys with proposals for price checking and we were asked to make sure they were physically present to make their presentations. There's no action required at this time unless directed.

Mr. Valladares: We can ask the Board if we want to have like a workshop or something to discuss all of these proposals as opposed to doing it now.

Mr. Quesada: Ok.

Mr. Valladares: Because we'll be here until 8:00 or 9:00 o'clock, or we're going to rush into something.

Mr. Quesada: Well, to me, and I understand what you're saying about the workshop but, a workshop is generally, the way we procedurally handle it is almost like a meeting because it still needs to be advertised, we still need to take notes, it's still needs to be some form of summary notes need to be for whenever you do that.

Mr. Valladares: Whatever it takes, if you have to advertise it, ok.

Mr. Quesada: Or we can have a line item on the August agenda, I know you have your town hall meeting, so we could have another meeting, a special meeting just to discuss security if you guys want to advertise a special meeting just for that, no matter what it would have to be advertised if you wanted to go outside your schedule.

Mr. Valladares: Because I think if we go into all this now, we're going to be rushing ourselves.

Ms. Cabrera: I mean we don't have to sit here and go into deep conversation about it but, I would like to know a preliminary of like what's everybody's thought processes are, just basic, did something stand out one way or the other.

Mr. Valladares: Yes, I understand.

Ms. Cabrera: No, deep conversations. So, having said that, does anybody have any opinions, anything that they want to say?

Mr. Valladares: Yes, ok and then from there we can do the workshop.

Mr. Cooper: I would like to hold off on this and we could do a workshop, so let's do that in the workshop and if you want to hear something, I just don't want to be here for another hour discussing it because we're going to be doing that stuff in the workshop.

July 23, 2026

South-Dade Venture CDD

Ms. Cabrera: Ok. So, if no one has any basic opinion on anything, and nothing we have to go into detail about.

Mr. Valladares: Well, I would like to do this at another time because if we were pressed to do it now, I would pick out three companies to consider and drop the other three, that would be my solution.

Ms. Cabrera: Ok. Mike, do you have anything you want to say?

Mr. Cruz: No, I think all the presentations were really good, one stood out more than another but I still have to go through everything else.

Ms. Cabrera: Ok and in terms of comments, I think the attorney had a comment.

Mr. Cochran: Yes, so did you want to circle back to the resolution?

Ms. Cabrera: Yes.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-03 Electing Officers (Cont.)

Mr. Quesada: Yes, that's what I was going to tell you, so we did skip over something, just to bring it to the Board's attention, there was an election of officers where I think Mike called for an election of officers, and you guys made some changes to some of your seats, and one of them was that Curtis is now the vice chairman, and Jessica remains as chairman, and everybody else kept their same seats. Typically, housekeeping-wise we do a resolution where it's called the slate of officers, and that's what you have in front of you today. You have a resolution, so this is just a procedural item, and we need a motion to adopt the resolution but, right now the current slate of officers is Jessica Cabrera is chairman, Curtis Cooper is the vice chairman, Mike Cruz is an assistant secretary, Victor Valladares is an assistant secretary, Desiree Rivera is an assistant secretary. Paul Winkeljohn is your secretary, I'm an assistant secretary, Patti Powers is your treasurer, and that's the list of current officers.

Mr. Valladares: Excuse me, I think that was some time back corrected that we're not assistant secretaries according to the county Supervisor of Elections, we're Supervisors, that's the proper title.

Mr. Quesada: Scott.

Mr. Cochran: They're two different things, yes, you're all members of the Board of Supervisors but under the Statutes the members of the Board of Supervisors is supposed

July 23, 2026

South-Dade Venture CDD

to elect officers, and so the officer titles are chairman, vice chairman, and assistant secretaries, secretary and treasurer.

Mr. Valladares: Ok.

Mr. Cochran: So, you're elected officers as Supervisors, but you're elected officer title within the District is what I just stated.

Mr. Valladares: Ok.

Mr. Quesada: So you got the legal definition and just for an operations standpoint or management's point of view to have the slate of officers updated whenever there is a change in those officers, it's beneficial to the District overall. I'll give you an example, if Jessica is out of town for whatever reason or an emergency situation and you're not able to sign something that was already approved by this Board, then the vice chairman would have the ability to sign in your absence. So, having a slate of officers, let's say it's a permit with the City of Homestead, sometime and it's happened quite often where they'll ask how do we know that this person is authorized to sign on behalf of the CDD, so we provide this backup documentation along with the signed permit, and it's an official record, they'll accept it, and they'll sign off on it. So, doing this kind of housekeeping is good for multitude of reasons.

Mr. Valladares: Question, why is Paul Winkeljohn a secretary when he's an employee of the service provider, why does he have the title of secretary and we're assistant secretaries?

Mr. Cochran: No. Well, the District is required to have these officers, you're welcome to appoint someone else to be your secretary, but the secretary has certain duties that typically the District management fulfills. So commonly the District manager is the secretary of the District, and the accountant of the District manager's office is the treasurer, it doesn't have to be that way but, somebody has to fulfill those roles. So, if you'd like to appoint someone else to be the secretary, it's the Board's prerogative.

Mr. Valladares: Well, all this time we've worked with Ben, he should be the secretary, so I make a motion to put Ben Quesada as the secretary in place of Paul.

Ms. Cabrera: How does that make a difference in terms of duties or anything?

Mr. Valladares: Well, we can't give him any more money.

July 23, 2026

South-Dade Venture CDD

Mr. Quesada: You know that there's sometimes two signatures required from GMS as far as check issuance or anything like that I know, so typically you have a treasurer, and an assistant treasurer, and you have a secretary.

Ms. Padilla: Kind of like the chairman and the vice chairman, so usually they put two people from GMS that works on this account so that if one person is not there, the other person can do it, I think that's why they do that.

Mr. Valladares: I don't know, but the way I look at this it means that by rank, we out rank the assistant secretaries, well we're elected and he is an employee of a unit that provides a service, it's the other way around, they work for us, we don't work for them.

Mr. Cochran: So, secretary and assistant secretary, it's not a rank, it's a title.

Mr. Valladares: You're talking to somebody who was doesn't know any better, and that's what they're going to look at, Paul is the boss of the Board, no he's not, he's an employee of GMS, he works for the Board.

Mr. Cooper: I think what they were saying is that he's providing a service that, if you're willing to pay for, like you suggested that Ben be the secretary, so if Ben were to be it, that would still be the same scenario that you're talking about, if you're saying that you want one of us sitting here to do that, then the person that's getting nominated would have to take on the duties that Paul has been doing, the same thing with the treasurer.

Mr. Valladares: According to our attorney, we do have to have one, and giving it to somebody that puts the time and the effort that's been around.

Ms. Cabrera: Yes, but I think the title is irrelevant because the job that he does, he's still has to do it. Whatever job he does in regards to the CDD as that secretary, he's still going to have to do it, or is Ben going to take on whatever duties he would have to take.

Mr. Valladares: Ok, alright, as long as we know where we stand.

Mr. Quesada: And just for the record, I've stated this before, nobody here other than signing papers has any more authority or rank above anybody else.

Mr. Valladares: No the Board has the same thing, everyone is the same, nobody here is the boss.

Mr. Quesada: Correct, and going back to the definition of Supervisor, each one of the elected Supervisors here has one equal vote for the record.

Ms. Cabrera: Yes.

July 23, 2026**South-Dade Venture CDD**

Mr. Quesada: Again, this is housekeeping and this goes back to the last election of officers, is there any further discussion as far as any change of officers, if not I would just ask for a motion from the Board to adopt resolution #2026-03 with the current slate of officers.

Mr. Cooper: And just for clarification so this will be adjusted for the proper terms or this is just a placement holder?

Mr. Quesada: Correct, so it's a fill in the blanks and our office is going to prepare that, and then send it off for signature, so they're going amend the blanks as instructed by this Board. (inaudible comment)

On MOTION by Mr. Valladares seconded by Mr. Cruz with all in favor, Resolution #2026-03 electing officers, keeping the existing slate of officers the same was approved.

Mr. Quesada: So, if you want to go to staff reports now, I think we covered that item.

FIFTH ORDER OF BUSINESS**Staff Reports**

Ms. Cabrera: Ok, so we'll go back to the agenda, staff reports, attorney.

A. Attorney

Mr. Cochran: Yes, just a brief item, at the last meeting I believe I gave the legislative update and I had mentioned at that time the Governor hadn't approved everything so, the one that dealt with the sovereign immunity tax increasing. Well both Houses of the Legislature approved that, the Governor did veto that one, so that will not be taking effect, the sovereign immunity caps are not going to increase, they're staying where they've been at for a long time, and the other changes in that same bill which deals with the Statute of Limitations and pre-suit notice of process and the claims against Districts, that all stays the same. So, that's the only caveat, everything else the Governor hadn't yet approved at that time, he did approve, so I just wanted to update you on that. Then just a reminder again about your ethics training, just make sure you knock that out by the end of the year.

Ms. Cabrera: Ok, thank you.

July 23, 2026

South-Dade Venture CDD

B. Engineer

Mr. Quesada: You can skip engineer for today, I have something I need to discuss with you but, I'll discuss it with you after the meeting.

Ms. Cabrera: Ok.

C. Field Manager – Monthly Report

Ms. Cabrera: Field manager.

Ms. Padilla: So, for the field, I don't really have much for you guys today, unless you have anything for me. The FPL guys were finished but, I know there are some blinking and are still not functioning. I did reach out to the contractor. (inaudible comment) Other than that, I don't have anything else unless you guys have anything for me.

Mr. Quesada: No, just an update. (inaudible comment)

Mr. Cooper: And since we're talking about the lights, so I don't know if the Board knows this but, obviously I think that I mentioned at the last meeting that we're waiting on proper responses from the City of Homestead because we were trying to see or explore what it would look like for them to change out the lights, and provide maybe a potential same type of service contract that appeals to them and I guess they came back with a no, they're not willing to do that. I mean I still think we should try to explore reaching out to them to kind of see, because it doesn't make any sense that we're in this community and there's this dissection and what we're paying for services is split up this way and it's not the same and we don't have an option, like they're not even giving us options. I think we should have some type of an option where if we're going to be paying for utilities which is what we're doing then there should be a way to be able to freshen up our lights and make sure they have functioning up to date lighting at their capacity. So, I think that at least we petition the Board to see if we can have management reach out and maybe have a meeting with the City of Homestead, even like a visual, have them come out and then we can have a discussion so we can see what we can do to potentially negotiate that happening.

Ms. Padilla: For the record, I want to make you guys aware, I did reach out to The City of Homestead to Erica, she forwarded my message to the person in charge of that department, and I did say, hey just to let you guys know FPL is switching our lights out and I just want to know if there's any possibility of are you guys going to be doing this for us too

July 23, 2026

South-Dade Venture CDD

because it sounded like it was standard practice and the city said no, they said you guys are the owners of that, you guys do have to maintain that. What I'm thinking is for the town hall, invite her over maybe we can have a conversation with her or I don't know if you guys want me to write something to her but, she and I and I'll share it with you guys if you would like, her an answer was, and Erica was included in that, basically you guys are the owners of that.

Mr. Quesada: You own the lights.

Ms. Padilla: Yes, that we own the lights and basically it's your responsibility.

Mr. Quesada: (inaudible comment) So, they did provide the electricity but, the actual physical light fixture and posts belong to the CDD, that's what the answer was.

Mr. Cruz: And the bolts.

Mr. Quesada: Yes, and the bolts, so we own the actual physical light.

Mr. Valladares: A couple of days ago while entertaining Jack Daniels I heard a conversation with one of the department directors with the City of Homestead and the conversation turns to the fact that the City of Homestead is at this point considering selling the electrical plant and everything of the electricity to FPL, and that's going to probably be discussed after November.

Ms. Padilla: Ok.

Mr. Cooper: One other thing, that's actually great news, I mean I don't know what power costs but, that's going to be either positive or negative. The other thing I was looking into and I guess there is a potential for doing that but, obviously is huge hurdle but, there has been a way to help as communities and transfer services but, I believe there's a legal process that would have to come about to be able to petition the areas and get specific signage of the community to sign a petition for the community to be able to go down that path if we decided to, is that something you've heard before?

Mr. Cochran: I don't know, I haven't heard that, I'm not going to make a comment that I'm not aware of.

Mr. Cooper: Ok. It just seemed like it, that may or may not be an accurate answer but, I don't want to push because obviously we have great relationship with The City of Homestead but, then again I don't want to get like no, this is a definite no, so let's come to the table and discuss those options, if they wind up selling them, then obviously that's down the road.

July 23, 2026

South-Dade Venture CDD

Mr. Valladares: I don't see how it would involve The City of Homestead if The City of Homestead was to sell the whole thing to FPL. (inaudible comment) According to the conversation what FPL wants is the account, not the equipment and everything else. The thing is they have to work out with the union. (inaudible comment)

Ms. Padilla: So then what we did was, I went to the same provider that did the lights for FPL, I reached out to the contractor, and I asked him how much he would charge us to do the light on the Homestead side, but this is just to switch off lights, and the light posts, this is not the structure, the poles, none of that because remember you guys said you wanted apples to apples for the lights, and this is what he quoted. We did get a second proposal and it was a lot higher, I don't know if you guys want to think about it.

Mr. Quesada: I'll be honest right now, just looking at your financials I don't know if we're ready to take on a project of this scope but, it's good to have an idea and what I'm hearing, to me it might be worth just revisiting it but, for now any type of lights reported out on our inspection it will get swapped out, we do have the specs on the light colors. (inaudible comment)

Ms. Padilla: The contractor gave us the specs.

Mr. Quesada: Yes, we have the specs but for now I would say, in the budget, I just don't know what it's going to cost to get everything matching.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Cruz: You guys have to remember it's not just the bolts, it's the truck, there's a lot involved.

Ms. Padilla: And this is the guy that did the FPL lights and he's been doing this for a long time and he know what he's doing. (inaudible comment)

Mr. Cruz: And they're going to come and fix the ones that are blinking right?

Ms. Padilla: Yes. (inaudible comment)

Mr. Cooper: This was all the replacement lights but, not including the Boulevard, right?

Mr. Quesada: No it will cover the Boulevard too.

Ms. Padilla: Yes.

(At this point several people were talking at one time, and no one conversation could be heard)

July 23, 2026

South-Dade Venture CDD

Ms. Padilla: (inaudible comment)

Mr. Cooper: I think it's great information to have and obviously depending on how things play out over the next couple of months, I mean obviously having these lights since 2005 at least in the community with the street lights.

Mr. Quesada: If what we're receiving is accurate, I do know FPL does the lights for maintenance so that is something that we could potentially look into but right now that's most likely the price. (inaudible comment)

Mr. Cooper: Well, they one they own, and this one we actually own so I would imagine it would be a little bit sweeter than what they just did for us now.

Mr. Quesada: Again potentially they're willing to discuss it. (inaudible comment)
Thank you Mayra. I'm just going to give you guys a quick update on the automation because I know we're running super late today. I spoke to Kevin and so did Paul, actually Paul gave me the most up to date information with Kevin, is that by the 31st, next Friday, should have details for you guys on a live demonstration. Unfortunately, some of the parts he had got delayed so we did have a meeting about signage that we talked about at the last meeting, you all agreed that any new signage that wasn't a part of the original plans that the city approved that we would wait until we close this permit, and then we get to the signs but, it's a good idea. I do have some renderings and some visuals to bring to you guys, I didn't want to overload you since we had the security stuff today but, it will be on the next agenda where before we add any new signage that you guys can have a look at, and we'll talk to the guard and we'll take your direction based off of that but, hopefully by then you'll have a live demo and you'll know what's going on and then we can start discussing how to time the program, the automation program. Thank you Mayra.

D) Club Manager – Monthly Report

Mr. Quesada: Brian, go ahead.

Mr. Correa: Not much to report from me this month but, we did finally get R&M to come out and rewire everything, everything is much cleaner and stored away on top. Other than regular maintenance issues namely being the pool and ongoing issues that we've been tackling the last few months, which we are regularly performing shock treatments to the pool. The only other issue is after our last meeting the documentation questions regarding our current pest control company, All Florida Pest Control, and they

July 23, 2026

South-Dade Venture CDD

did provide us all the documentation starting on page 214 which you'll find their business license, their W-9, certificate of insurance, basically they're operating under a fictitious name, or a d/b/a name, so they're operating under a different name for their license of the company, and actually even on their email it shows Terminix, so the name you'll see there, and that's it for it me. I did get an updated contract with some of the appropriate names of the lien and things like that with the previous agreements.

Mr. Padilla: (inaudible comment)

Mr. Quesada: Is the price the same?

Mr. Correa: Yes.

Mr. Quesada: Depending on the Board's discussion, and now that you see they have the appropriate licensing information, if we're going to stick with All Florida Pest Control, I would ask the Board to allow Scott to prepare the proper agreement because we couldn't locate one during housekeeping but, we'll make sure that this new information provided has all the updated District information. Unless there's any discussion about it, I just need a motion from the Board to authorize Scott to prepare an agreement.

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, authorizing District Counsel to prepare a draft agreement with All Florida Pest Control as presented under the Club Manager's report was approved.

Mr. Valladares: Have you found any more termites wings?

Mr. Correa: No, I haven't seen any.

Mr. Quesada: Oh, I have another pool update, working in another District to allow some pool permits as well, I found another company, I just provide them with the pool plans, so I expect now, and I'll make sure that Alejandro our engineer is up to speed, and make sure their licensed and have all the proper credentials but, we do have a third interested party. (inaudible comment) I ask them when we get closer to our fiscal year we can do an assessment when he comes in so that the price is locked in and we can present that to you guys in the early fall. Thank you Brian.

July 23, 2026

South-Dade Venture CDD

E) Manager

Mr. Quesada: Under District manager, there's nothing to add, Scott covered the ethics training information so we can jump to financial reports.

Mr. Cooper: I just have a question about the annuals, I don't know if the Board knows or doesn't know, or if they're up to speed, I mean I have a suggestion as far as if we could possibly utilize for the next change out or for what's missing now. Do you want to talk about that?

Ms. Cabrera: Sure.

Mr. Cooper: So, obviously we're missing annuals, I've got on my phone here, a couple of different options from Pure Beauty, and obviously the nicolas have worked in the past here and obviously we don't have a lot of time to go with other stuff. It's really hot, the marigolds are always beautiful but, I don't think they're going to last right now. I was thinking the darker burgundy ones on here and see if that may match with another annual we could do like a contrast, like something more spring, not like, you know marigolds are yellow and orange, the dark burgundy kind of ones, at least on the picture, I don't know, the flower may not look good up and personal.

Mr. Quesada: I remember this one at a quick glance. (inaudible comment)

Mr. Cabrera: I remember yellow.

Mr. Quesada: Yes, there an Alabama yellow, and blood red is also an option, I'm just letting you know the four that I recall, the golden lace, and if I'm not mistaken the yellow, or rustic corn might be the other one, and the golden lace, those are the four options that I heard they had enough quantity in stock to fit your area.

Mr. Cooper: Is there a way to find out about the burgundy?

Mr. Quesada: I'll ask, I can ask.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: So, minus the burgundy, those are the four that he mentioned, I know for a fact the quantity that they have, and maybe we can be creative if they have a limited number of burgundy we can identify one or two beds would fit that quantity.

Mr. Cooper: Or do like alternating.

Mr. Quesada: So, I will talk with BrightView but, a little direction from the Board would be helpful.

July 23, 2026

South-Dade Venture CDD

Ms. Cabrera: I like the darker one.

Mr. Cooper: It will all be better than what we have currently. Can you get a proposal on how much weeds will cost just to have them pull weeds in there?

Mr. Quesada: We were told by next Friday you could have annuals in the ground, so please let us know now on any requests we're going to try to get that in the order for next Friday.

Ms. Cabrera: I mean I'm ok with any of those colors.

Mr. Cruz: I am too.

Mr. Quesada: Ok, so if the Board doesn't mind, I will go with Curtis as far as finetuning the options available and we will get that squared away before the get started.

Ms. Cabrera: Ok.

Mr. Quesada: Ok, thank you.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Ms. Cabrera: Alright, let's just get through item No. 6.

Mr. Quesada: Financial reports.

Ms. Cabrera: Yes, we need a motion.

Mr. Quesada: Yes, we just need a motion to accept the financial reports.

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, accepting the Check Run Summary and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: So, Supervisor's requests and audience comments, I know we have one audience member, go ahead.

Ms. Bonilla: Thank you. I'm Mano Bonilla, I'm a teacher but I'm here learning. (inaudible comment) I have two things, the first one it's about the drain cleaning that was approved on June 25th at the last meeting. I saw there for about how much you have for each one and I requested a schedule to know when they would be done. (inaudible comment)

July 23, 2026

South-Dade Venture CDD

Ms. Padilla: So you want us to send like a master email about it?

Ms. Bonilla: Well it depends, I don't know. (inaudible comment) People should know when they're going to be done. (inaudible comment)

Ms. Cabrera: Have we run into any issues?

Mr. Quesada: No, anytime that we, mainly the communities that they ever run into those issues are the townhomes communities where there's guest parking spaces and sometimes a car will park with a tire on a catch basin. Raptor Vac is very good about calling management and then we will coordinate with the appropriate HOA manager and usually that's how we do it.

Ms. Padilla: And he just goes and knocks on the door because he knows, and we've never ran into that problem because they usually do it early in the morning, and he's usually there early so usually he calls us, or he just goes and knocks on the door and say, hey can you move your car.

Ms. Bonilla: (inaudible comment)

Mr. Quesada: So, another thing that's happening which is rare but, if he has other business to do, or other communities to do, he leave that unchecked, circles back and allow us a little bit more time to get in touch with whoever the operator of the vehicle is and then he circles back. So, again, we had that come up sporadically over the years but, as far as communication goes, it never hurts to let the HOA manager know that you have that problem so we can accommodate stuff like that.

Ms. Cabrera: Yes, and I think we can send out a mass email without a problem but, I don't know how much reach we have because unless we communicate with the Grand, and they would be willing to also send out a mass email.

Mr. Quesada: Just so you know, they're the only community in that phase that's in the program.

Ms. Cabrera: That's right.

Mr. Quesada: But that's fine anybody can communicate with me.

Ms. Bonilla: Ok. (inaudible comment) So, I'd really like the communication between and the CDD and the HOA to be closer and better. (inaudible comment) So, my last observation is about the school having problems about school coming back in session next month, and so is there no way to make any change?

Ms. Cabrera: Before we go into that, what community do you live in?

July 23, 2026

South-Dade Venture CDD

Ms. Bonilla: Portofino Pointe.

Ms. Cabrera: Ok she's talking to me about the community but, I didn't even know what community it is, ok.

Ms. Bonilla: (inaudible comment) With my family, we have five properties here in Waterstone and we are affected by the school.

Ms. Cabrera: By the school traffic?

Ms. Bonilla: Yes.

Ms. Cabrera: Yes, me too.

Mr. Quesada: The only thing I can tell you is we did some traffic studies, and I'm going to follow up and they've been out of school right now but, we will follow up because I did ask them about any information that the traffic study is being done and it's a public school so it's public record, and I already gave the public records request when it's available but, I'll follow up.

Ms. Cabrera: Ok.

Mr. Cooper: Do you have a Next Door App or do have a communication set up with the community in Portofino Pointe, that if anything is going on, and somebody puts like a chat on WhatsApp or something?

Ms. Bonilla: Yes, we have a WhatsApp Committee.

Mr. Cooper: Because I have one for my community, and I don't know if you all have one for your community but, stuff like the drains, like it's set up doing the email or whatever, it might be something where I don't mind, you can give me the information or you let me know when they're coming, and then vice versa, and then that information could be sent on those chats.

Mr. Cochran: And retain it all as public record.

Ms. Bonilla: (inaudible comment)

Mr. Quesada: No problem.

Ms. Bonilla: Ok, that's it, thank you.

Ms. Cabrera: Thank you.

Mr. Quesada: When the report is ready we will have it on the agenda.

Mr. Valladares: We have a town hall meeting coming up would the management to comply with, those things that we have proposed and approved about the sign, would you let the Board know when the signs are going to come up, when you're going to put them

July 23, 2026

South-Dade Venture CDD

up, how you're going to let the people know about that and the town hall meeting that is set today.

Ms. Padilla: So, I reached out to the City of Homestead inviting people, and obviously they didn't know that, that we were having a town hall meeting but, what we do is two or three weeks before that we put out "A" frames, just to let people know. (inaudible comment) So we do put stickers and we do the stickers at all the entrances.

Mr. Valladares: Are you required to do that, so many days in advance?

Ms. Padilla: I mean do you guys have never given me a protocol but I usually do it 2 or 3 weeks ahead, and I think doing it any time before that I think it's going to be like, it doesn't make sense because people are just not going to pay attention but, you guys have never told me, hey Mayra, it has to be 10 days or 5 days in advance, so I usually do it at 2 or 3 weeks before that. I'm telling you how I do it because you guys have never given me a specific timeline.

Mr. Valladares: No, but you have done it in the past, so it's up to you, as long as it's been brought to the attention of the Board, we're good.

Ms. Padilla: Ok.

Ms. Cabrera: Ok. Supervisor's comments? Mike has to go.

Mr. Cruz: No, I have nothing to say, everything is good so far.

Ms. Cabrera: Ok. Victor, do you have any Supervisor's comments?

Mr. Valladares: No comments.

Mr. Cooper: Are there any dates that we have to approve, discuss, a.k.a. Christmas, a.k.a. any other meetings that we were talking about the workshop or setting a date for the workshop that we're looking to possibly do for the security? I mean, I honestly hope that we're going to put a little bit of pressure on Kevin because I don't want to have the town hall meeting and we get the guardhouse up and operational on Wednesday, so that we have no time really to see what's going on because that's going to be very difficult having the meeting and it doesn't work out very well and then all of sudden we have a whole bunch of people that are complaining on Thursday, and we do not have anything to transition into that.

Mr. Quesada: He's talking about the automation, and I'm just trying to get your infrastructure 100% up and running. As far as when it goes live or anything, we will have a

July 23, 2026

South-Dade Venture CDD

discussion here with this Board before anything but, my vote is to get you guys just a live demonstration and then we go from there.

Ms. Cabrera: Right.

Mr. Quesada: So, we're taking it in stages.

Ms. Cabrera: Yes, but we're not going live, right?

Mr. Quesada: Well, you guys say when, that's it, we just want to get there.
(inaudible comment)

Ms. Cabrera: Ok, so we'd only have to report on when and we're not bringing you that, we haven't even talked about doing that.

Mr. Quesada: No, and so our goal is to have everything 100% installed, we can meet and discuss when we're going to have the live demonstration, and then any direction we need, you have time to discuss that at a future meeting.

Ms. Cabrera: Ok.

Mr. Quesada: So, at the August meeting, if the Board wants before you guys go into the town hall meeting, if you guys want to have a brief discussion as far as we've already made progress with the automation, when, or whatever, and you want to provide that update to the community but, we won't even go live until after that.

Ms. Cabrera: Right.

Mr. Cooper: Well, my point by saying that was to kind of, it seems like they're not lackadaisical but, like if we could maybe apply just a little bit more pressure for him to get this stuff done, because it's taken 3 years, I think in the making.

Mr. Quesada: Trust me I've been following up and have been having follow up conversations as well. (inaudible comment)

Ms. Cabrera: So, what plans do we have for this town hall in terms of all this automation stuff, how much are we discussing or revealing at that point?

Mr. Quesada: I think that Mayra and I have gone over that, we're going to have a Power Point presentation for you guys, we going to summarize basically what you see in every field report like we always do. (inaudible comment) It's going to show you what more of an annual thing, like the storm drain cleaning.

Ms. Padilla: We have a chart, so basically like the big projects, Christmas, so they can see exactly what we use their money on, so big ticket items like security, Christmas lighting, all of that, that's why we're highlighting that.

July 23, 2026

South-Dade Venture CDD

Mr. Quesada: And we'll summarize all that. (inaudible comment) So, some of the community signage should be finished by then, we'll have some community signage up, and so we'll have other projects that we've done, so it will be broken down by beginning to ending, and it's informative. A lot of people here, just like he is, making a point to come to come to the meetings now and education yourself, you're going to probably some people here that don't and also you're going to have hopefully some people from the city here that are always easily accessible to the residents of Waterstone so they can be here as a resource.

Ms. Padilla: I was also going to recommend some staff, usually we take the time to recognize them like the security guards, landscapers, police officers, we usually take that time to thank the staff for everything.

Ms. Cabrera: Ok.

Mr. Quesada: And that would mean we would recess the 4:00 o'clock meeting, and I think the town hall is at 6:30 if I'm not mistaken.

Ms. Cabrera: I mean the reason that I asked was because I don't know how much of the automated stuff we are going to touch base on.

Mr. Quesada: Just in case it comes to I would estimate just for now, I would show some of the forecasting done so far and, then we'll have some updates at the meeting, or hopefully by the meeting we'll have some additional information to share.

Ms. Cabrera: What's the possibility of having Kevin show up to that town hall?

Mr. Quesada: We'll certainly push it, that's all I can tell you.

Mr. Cooper: I would like also to make sure we have the time for questions, that's huge, and then maybe also we can take pictures, I don't know, that's something we haven't done in a while.

Ms. Cabrera: You don't like the pictures on the phone?

Ms. Padilla: We do have pictures, the person that takes our Christmas pictures, I invited them to come, and then maybe if you want to take pictures, we have that done.

Mr. Quesada: Yes.

Mr. Cooper: Also too, we used to do announce maybe that same day, or we used to have a photographer come and they would take candid shots of people running, people being active in the community, and that's stuff that we would utilize in the slide shows or different venues with those pictures, to refresh that up, like pictures of the pool, like the

July 23, 2026

South-Dade Venture CDD

clubhouse, not every day, but just like one day, or a couple of days that they take pictures at different times of the day.

Ms. Padilla: (inaudible comment)

Mr. Cooper: The lake, the sunset.

Ms. Padilla: I got it.

Mr. Cooper: Ok. So, the workshop, do we need to set a date for the workshop if we're going to have a discussion?

Mr. Quesada: My advice to you guys because it's such a big contract, my recommendation is just if you want don't want to include that in your regular meeting schedule, do a special meeting, but I would make that as transparent as possible because it's a large contract, and I see Scott nodding his head. So, if we do a special meeting just for that since you want to carve out a lot of time for that discussion.

Mr. Cooper: Do we want to do that before the town hall or do we want to schedule that after the town hall meeting?

Ms. Cabrera: I mean it makes no difference to me, it's not something that we're going to be discussing with people at the town hall anyway, so it could be before or after, it doesn't matter to me.

Mr. Valladares: And the town hall meeting will be packed.

Ms. Cabrera: The town hall meeting is the 20th right?

Ms. Padilla: Yes.

Mr. Quesada: 4th Thursday in August, yes.

Ms. Padilla: The regular meeting is at 4:00, and then we're going to take a break and then we were told to come back at 6:30.

Mr. Quesada: That is your budget adoption date by the way if I'm not mistaken, so we prepared our advertisement for the town hall with regards to the budget obviously, which you guys know there's no increase being proposed but, as a formality in the past have done your budget adoption during the town hall portion if I'm not mistaken.

Mr. Cochran: And you'll have to see how it's advertised, that's what I told Jennifer, I said if you're going to adopt it at the town hall, you need to put that in the ad so I don't know what she did with it.

July 23, 2026

South-Dade Venture CDD

Mr. Quesada: Ok, so we'll schedule it, and we'll work on the agenda accordingly, but again, there's no increase being proposed, there's nothing controversial happening so we can make an announcement at the town hall portion.

Mr. Valladares: Getting back to whether we need a special date to discuss all this for security, we're talking about one of the biggest contracts that we do, we're talking about a half million dollars, and that's something that I don't feel comfortable deciding over an hour and a half because we have something else coming up, and something else, I think we need to sit down and discuss this at a separate time.

Mr. Cooper: Yes, I think that's what everybody wants, we're just trying to figure out when.

Ms. Cabrera: Yes.

Mr. Valladares: Well, that's up to them.

Mr. Cooper: No it's up to our schedule, like we need to figure out what works with our schedules like September 10th, that's in between the September 24th meeting, that's a Thursday, and it doesn't have to be a Thursday, I don't know if you want to do it at like 2:00 or 3:00, it doesn't have to be at like 4:00, so what works schedule-wise for everybody?

Ms. Cabrera: So, honestly I would prefer to do it early than that just because I want to be fresh with things that we're discussing, so an earlier date, I don't want to wait 2 months, that's my opinion, I'll do whatever date but, I'd rather have it earlier.

Ms. Rivera: You mean like August?

Ms. Cabrera: Yes.

Mr. Cooper: Well, we're in the end of July right now.

Ms. Cabrera: So, it has to be August.

Mr. Cooper: So, August 13th but then there's the first day of school.

Ms. Rivera: Before the first day of school, I mean I can come earlier, that's the only benefit of doing it, or do you want it in the afternoon?

Ms. Cabrera: No, I don't care.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Valladares: How much time is needed to advertise it, 2 weeks or 3 weeks?

July 23, 2026

South-Dade Venture CDD

Mr. Cochran: It has to be published 7 days but usually they have to submit it to the advertiser a few days before that, so I think your generally at 10 or 11 days.

Mr. Quesada: Usually we say 2 weeks is what we ask for just to be able to prepare it and advertise it on time.

Ms. Cabrera: Ok.

Mr. Cooper: So, you're looking at potentially after the first week of school, it could be in the morning, it could be a Wednesday, or a Thursday but we have the town hall meeting on Thursday.

Ms. Cabrera: What about the week of the 10th, that's 3 weeks from now?

Mr. Cooper: How are you looking on those dates?

Ms. Rivera: Why don't we do the week before that so we don't have two meetings the same week, do the week of August 3rd.

Ms. Cabrera: Ok, so our town hall is the 20th which would be.

Ms. Rivera: Well, I'm thinking about the first day of school, I'm thinking the week before the first day of school.

Ms. Cabrera: What's the week?

Ms. Rivera: The first week is the 13th.

Ms. Cabrera: Ok, the 13th.

Ms. Rivera: But I want to do this week.

Ms. Cabrera: Ok.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: How about Friday, August 7th, does anybody have any problems with Friday, August 7th?

Mr. Cooper: So, Friday or Thursday.

Ms. Cabrera: The 6th you mean or the 10th?

Mr. Quesada: I'm saying August 7th, let me look at this, I have a meeting myself that day, or let me double check.

Ms. Cabrera: How about Thursday?

Mr. Quesada: Hold on, let me double check that, I'm ok with that Thursday, you said August 6th, it that what you said?

Ms. Rivera: That's fine, are you guys available August 6th?

July 23, 2026

South-Dade Venture CDD

Ms. Cabrera: I can do August 6th.

Mr. Cooper: Ok, and I was thinking earlier in the day but, whatever works for everybody.

Mr. Quesada: Scott are you available August 6th?

Mr. Cochran: Yes, I don't having anything on the 6th.

Ms. Cabrera: Ok.

Mr. Cooper: And you would probably want to be here, correct?

Mr. Cochran: Yes, it's a special meeting.

Mr. Cooper: Ok.

Ms. Cabrera: Ok, August 6th would work for all of us, right?

Mr. Cruz: Yes.

Ms. Cabrera: So, personally, for me if we could do like at 1:00 p.m.

Ms. Rivera: That's fine.

Ms. Cabrera: Because I can just take my lunch and I'll have an hour off the clock that day and we'll all still be here but that's ok I can bring my computer.

Mr. Quesada: So, is August 6th at 1:00 p.m. ok with everybody?

Mr. Cooper: Yes.

Mr. Quesada: I just need a motion to advertise a special meeting and we'll put security on the agenda and we'll put that in the advertisement, do I have a motion from the Board?

On MOTION by Mr. Cooper seconded by Mr. Valladares with all in favor, authorizing staff to advertise a Special Meeting to discuss security services for August 6, 2026 at 1:00 p.m. at 1355 Waterstone Way, Homestead, Florida was approved.

Mr. Cooper: So, the workshop?

Mr. Quesada: Do you want to advertise it as a workshop?

Ms. Cabrera: Yes.

Mr. Quesada: Ok, that's fine.

Mr. Cooper: It's a workshop.

Mr. Quesada: Ok.

Mr. Cochran: So, you want to do a workshop not a meeting.

July 23, 2026

South-Dade Venture CDD

Mr. Cooper: What do you recommend?

Mr. Cochran: Well, I thought we were talking about a special meeting, I mean you can do it as a workshop, then only thing is you can't take any action at the workshop, like you can't make any motions or anything like that, you can just talk.

Ms. Cabrera: Well, I don't think we would be making motions.

Ms. Rivera: Right.

Ms. Cabrera: We would be discussing.

Mr. Cooper: Right.

Mr. Quesada: Ok.

Mr. Valladares: And then bring it to the meeting.

Ms. Cabrera: Right.

Mr. Cooper: I mean does it matter, if we make it a meeting and we decide not to make anything then it's great, it's a workshop. (inaudible comment)

Mr. Cochran: I mean the only real defense is, I think the way we do the minutes is a little bit different, they still have to take minutes at the workshop, but I think they do a different style for workshop than they do for a regular meeting or special meeting.

Mr. Quesada: We do summarized minutes.

Mr. Valladares: In my opinion, if we're going to do that, we can discuss all that and then present the findings at the meeting, and I think it has more transparency than if we go off to the side and decided to do something like that with the contractor.

Ms. Cabrera: Well, I mean if we advertise it as a special meeting, then can we discuss it?

Mr. Cochran: Either way, anybody can attend.

Mr. Quesada: Well, to answer your question is, we do summary minutes versus verbatim on a workshop, and secondly, those are recorded and was advertised, and secondly you're not going to have the flexibility that if you did want to take any action, to take any action at a workshop, versus a special meeting but again, just direct us and we'll advertise appropriately.

Mr. Cooper: I mean I don't foresee making any actions but, then again I don't want to also constrain us, I mean I'm all about transparency, and I think Victor, and all of us are about making sure of that, and I'm not going to do anything in an unsafe manner where it's not going to put us at risk for doing something unethical that we do anything like this, but I

July 23, 2026

South-Dade Venture CDD

don't know, why we would need to do that but, again, I don't know, this is like I don't even know we haven't one of these in a very long time.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Quesada: Ok, so a special meeting, thank you. Any other discussions?

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Cabrera: We just need a motion to adjourn.

On MOTION by Mr. Cooper seconded by Ms. Cabrera with all in favor, the Meeting was adjourned.

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Secretary / Assistant Secretary

Signed by:

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Chairman / Vice Chairman

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Jessica Cabrera

jesssdvcd@gmail.com

Chair

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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	9/9/2026 11:57:41 AM
Completed	Security Checked	9/9/2026 11:57:41 AM
Payment Events	Status	Timestamps